

Lower East Central

Lower East Central is generally bounded by Gratiot to the north, East Jefferson to the south, Mt. Elliott to the east and the Chrysler Freeway to the west. Most of the area is made up of urban renewal areas; this has resulted in a significant amount of newer housing south of Vernor.

Three quarters of the housing units are renter occupied. The community had a slight increase in population and housing units between 1990 and 2000. Almost sixty percent of the households are female headed. Over thirty percent of the residents are college educated.

❑ Neighborhoods and Housing

Issues: The differences between the older and newer housing in this community are stark. Most of the housing in the southern portion are newer, the result of urban renewal. The housing in the northern portion is in poor condition with a considerable amounts of vacant land.

GOAL 1: Preserve sound neighborhoods

Policy 1.1: Continue medium and high-density residential development in the area south of Vernor.

GOAL 2: Rebuild neighborhoods

Policy 2.1: In the area northeast of Vernor and McDougall, demolish vacant and/or dangerous structures and implement large-scale infill, ensuring that housing reinvestment includes owner- and renter- occupied units and a mix of affordable and market rate housing.

GOAL 3: Increase residential density

Policy 3.1: Develop medium density residential northwest of Joseph Campau and Vernor, and along Mt. Elliott.

Policy 3.2: Develop mixed-use medium and high density housing along Gratiot and Mack, and in the area southwest of Gratiot and McDougall.

□ **Retail and Local Services**

Issues: The area's commercial strips are along Gratiot and Jefferson. The Gratiot strip has many underutilized commercial buildings.

GOAL 4: Increase the vitality of commercial thoroughfares

Policy 4.1: Encourage high-density mixed-use development to replace obsolete commercial properties along Gratiot.

GOAL 5: Increase the vitality of neighborhood commercial areas

Policy 5.1: Develop neighborhood commercial nodes along Mack, with a compatible mix of locally serving, small-scale businesses and medium density residential along the less viable sections.

Policy 5.2: Continue to support neighborhood-servicing retail uses for the residential area north of Jefferson.

□ **City Design**

Issues: Jefferson and Gratiot are gateways into the City's center. Gratiot lacks distinctive or distinguishing features to welcome people as they travel through the region.

GOAL 6: Promote major thoroughfares as attractive gateways to the City

Policy 6.1: Along Jefferson and Gratiot, incorporate streetscape, landscape and signage improvements leading into the Central Business District.

2000 Census - Demographic Profile

Neighborhood **Lower East Central**

Total Population

12,670

1990 Population

12,355

1990 to 2000 Change

315

Percent Change

2.55%

Race

White Only

1,020

8.05%

Black or African American
Only

11,305

89.23%

American Indian and Alaska
Native Only

23

0.18%

Asian Only

45

0.36%

Native Hawaiian and Other
Pacific Islander Only

0

0.00%

Other Race Only

80

0.63%

Two or More Races

197

1.55%

Hispanic Origin

Hispanic Origin (Any Race)

135

1.07%

1990 Hispanic Origin

119

1990 to 2000 Change

16

Percent Change

13.45%

Gender

Male

5,358

42.29%

Female

7,312

57.71%

Educational Attainment

Population 25 or older

9,385

74.07%

HS Graduate or Higher

7,170

76.40%

Assoc. Degree or Higher

2,975

31.70%

Age

Youth Population
(Under 18 Years Old)

2,390

18.86%

1990 Youth Population

2,242

1990 to 2000 Change

148

Percent Change

6.60%

0 to 4 Years Old

564

4.45%

5 to 10 Years Old

974

7.69%

11 to 13 Years Old

298

2.35%

14 to 17 Years Old

554

4.37%

18 to 24 Years Old

895

7.06%

25 to 44 Years Old

3,556

28.07%

45 to 64 Years Old

3,498

27.61%

65 Years Old and Older

2,331

18.40%

Households

Households

7,122

Average Household Size

1.75

Population in Group Quarters

211

1.67%

Population in Households

12,459

Family Households

2,751

38.63%

Married Couple Family

941

34.21%

Female Householder Family

1,602

58.23%

One Person Households

4,092

57.46%

Housing Units

Housing Units

7,666

1990 Housing Units

7,442

1990 to 2000 Change

224

Percent Change

3.01%

Vacant Housing Units

561

7.32%

Occupied Housing Units

7,105

92.68%

Owner Occupied

1,787

25.15%

Renter Occupied

5,318

74.85%

Housing Value

Owner Occupied Units

1,101

Less Than \$15,000

117

10.63%

\$15,000 to \$29,999

112

10.17%

\$30,000 to \$49,999

118

10.72%

\$50,000 to \$69,999

103

9.36%

\$70,000 to \$99,999

113

10.26%

\$100,000 to \$199,999

478

43.42%

\$200,000 or More

60

5.45%

Household Income

Less Than \$10,000

1,639

23.01%

\$10,000 to \$14,999

634

8.90%

\$15,000 to \$24,999

1,083

15.21%

\$25,000 to \$34,999

834

11.71%

\$35,000 to \$49,999

1,015

14.25%

\$50,000 to \$74,999

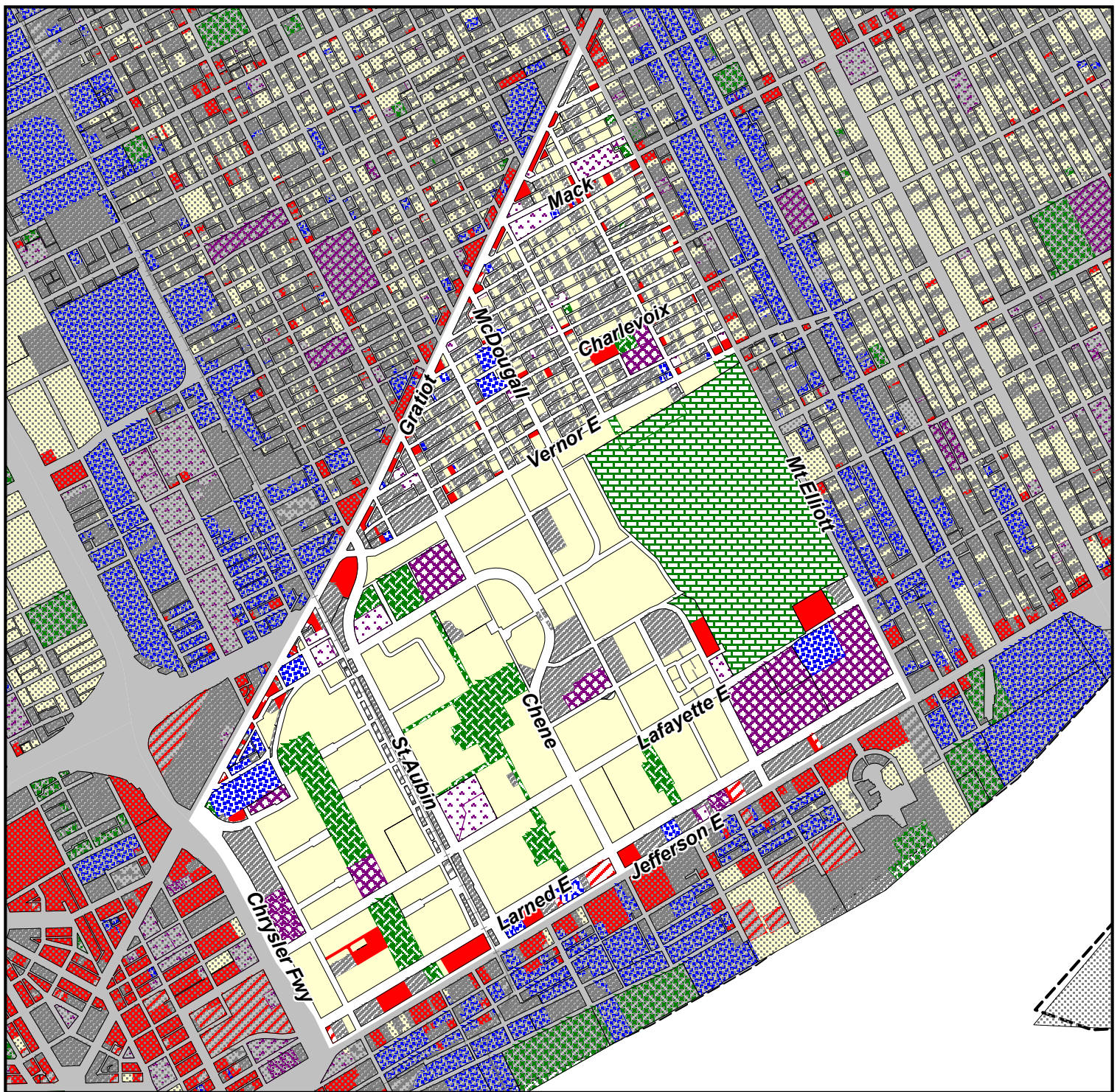
1,104

15.50%

\$75,000 or More

813

11.42%



Map 4-4A

City of Detroit
Master Plan of
Policies

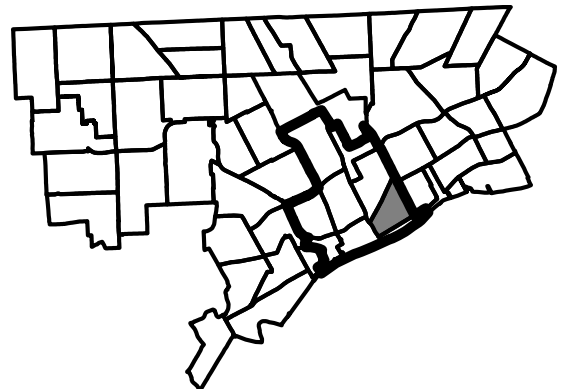
Neighborhood Cluster 4 Lower East Central

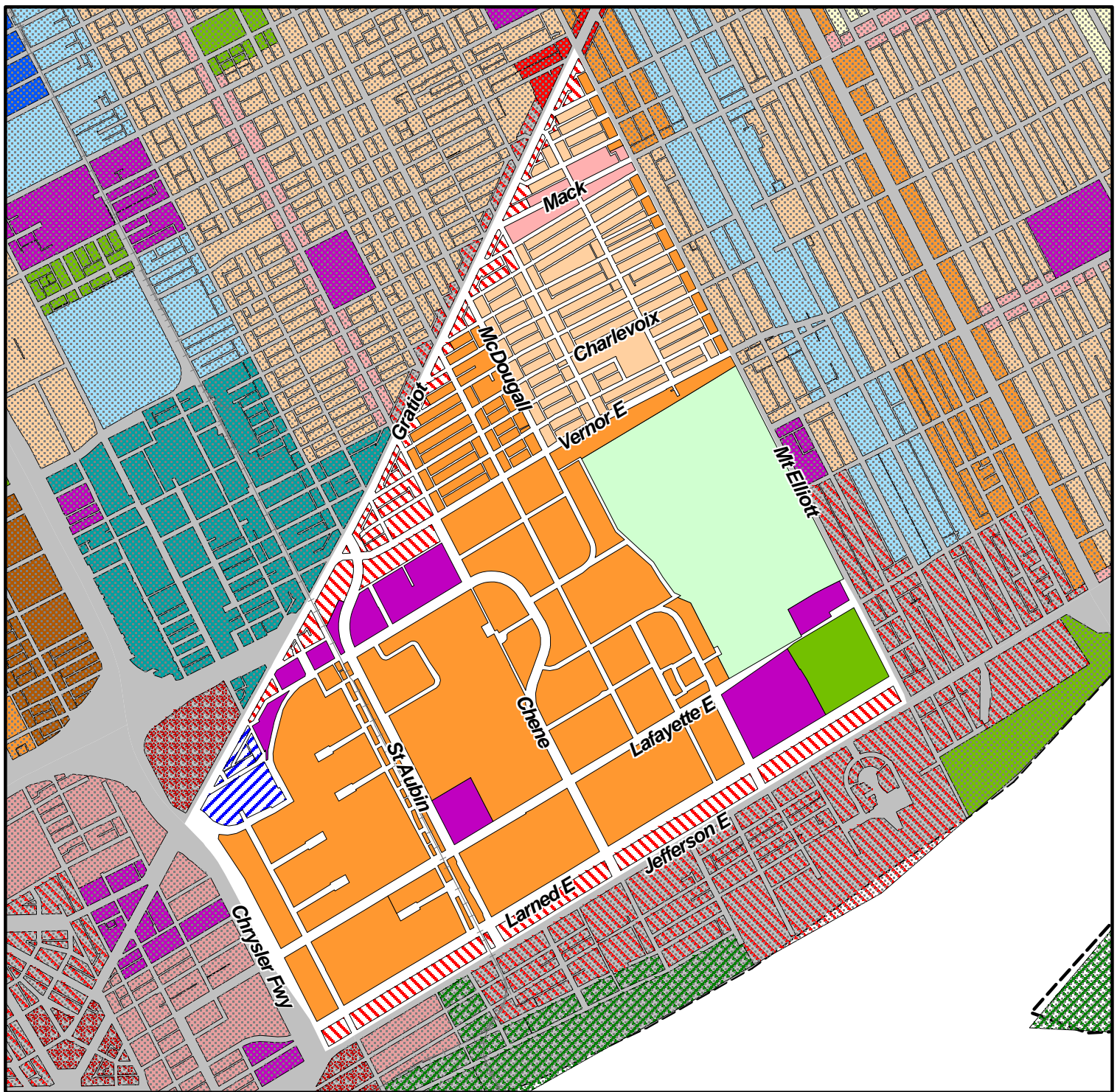


Existing Land Use * -

- | | |
|-------------------------|----------------------------|
| Residential | School - Primary/Secondary |
| Commercial | School - Other |
| Office | College/University |
| Industrial | Institutional |
| Transportation | Cemetery |
| Utilities/Communication | Recreation/Open Space |
| Hospital/Clinic | Vacant |

* January 2000 Existing Land Use. Sources:
Detroit Public Schools DataImage database;
Recreation Department Site Inventory;
Planning and Development Department's Property Information System (PINS);
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).





Map 4-4B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 4 Lower East Central



Future Land Use -

- | | |
|--------------------------------|--------------------------------|
| Low Density Residential | Light Industrial |
| Low-Medium Density Residential | Distribution/Port Industrial |
| Medium Density Residential | Mixed - Residential/Commercial |
| High Density Residential | Mixed - Residential/Industrial |
| Major Commercial | Mixed - Town Center |
| Retail Center | Recreation |
| Neighborhood Commercial | Regional Park |
| Thoroughfare Commercial | Private Marina |
| Special Commercial | Airport |
| General Industrial | Cemetery |
| | Institutional |

